

**Minutes of Special Meeting of August 3, 2015**  
**One Twin Pines Lane, City Council Chambers**

CALL TO ORDER 5:45 P.M.

**ROLL CALL**

COUNCILMEMBERS PRESENT: Stone, Wright, Reed, Braunstein

COUNCILMEMBERS ABSENT: Lieberman

**ITEMS OF BUSINESS**

**Repeal of Ordinance 2015-1086 (Trees) and Ordinance 2015-1087 (Zoning)**

City Manager Scoles noted the presence of special attorney Randy Riddle, in the absence of City Attorney Rennie.

Special Council Riddle outlined the legal requirements regarding referendum petitions and reiterated the Council's action to repeal the ordinances at its July 14, 2015 meeting. He noted that there is no requirement in the law that the action to repeal be a stand-alone ordinance, and that the actions taken by the City Council on July 14 are permissible by law. He pointed out the Council's desire to now introduce a stand-alone ordinance to repeal.

Discussion ensued.

**Kristin Mercer**, Belmont resident expressed support for the repeal. She commented on the need to re-earn trust of the community by following a different and inclusive process.

**Mike Cunneen**, Belmont resident expressed confusion with the process the Council undertook to date.

**Birgit Mirian**, Belmont resident, expressed support for the repeal. She recommend a more inclusive process and to engage the community.

**Michael O'Neill**, Belmont resident, expressed support for the repeal. He noted that the spirit of the referendum provides for a one-year moratorium on any new zoning ordinance.

**Tran**, Belmont resident, stated that combining repeal with new ordinances is not consistent with the law. She expressed support for the repeal, and expressed the need for clarity regarding the status of the combined ordinances introduced on July 14.

**Carole Robinson**, Belmont resident, requested clarity regarding the repeal process and the next steps regarding the combined ordinances that were introduced.

**George Robinson**, Belmont resident, commented regarding public perception, and expressed support for the repeal.

**Tim Hoffman**, Belmont resident, expressed support for the stand-alone repeal to provide clarity. He also expressed support for public input on the process. He suggested that the Council set an appropriate timeline for any new ordinance so as to not delay.

**Daniel Pierce**, Belmont resident, expressed support for the repeal. He noted that the referendum petition did not ask which portion of new ordinances were an issue to signers. He commented regarding the process for any new ordinances.

**Kevin Sullivan**, Belmont resident, noted that many people supported the new ordinances and the process used to get to the final document. He expressed support for the repeal and for any process for providing relief for homeowners.

Special Attorney Riddle outline process for repealing an ordinance, and clarified that it requires two readings for adoption. He noted that any new ordinance needs to not be similar for one year in all essential features.

Councilmember Wright commented that she wanted to listen to comments before taking action. She expressed support for repeal.

City Manager Scoles read the title of the proposed ordinances.

**ACTION:** On a motion by Councilmember Stone, seconded by Councilmember Wright, and unanimously approved (4-0, Lieberman absent) to introduce an ordinance repealing Ordinance 2015-1086 (Trees).

**ACTION:** On a motion by Councilmember Stone, seconded by Councilmember Wright, and unanimously approved (4-0, Lieberman absent) to introduce an ordinance repealing Ordinance 2015-1087 (Zoning).

**RECESS: 6:20 P.M.**  
**RECONVENE: 6:25 P.M.**

## **CONVENE JOINT MEETING WITH THE BELMONT PLANNING COMMISSION**

### **Roll Call**

COUNCILMEMBERS PRESENT: Stone, Wright, Reed, Braunstein

COUNCILMEMBERS ABSENT: Lieberman

COMMISSIONERS PRESENT: Goldfarb, Mates, McCune, Hurt, Kim

COMMISSIONERS ABSENT: McDonald, Simpson

### **2035 General Plan Update**

Community Development Director de Melo outlined the community outreach that has been conducted to date. He noted that now is the time to introduce a preferred plan.

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Sophie Martin, General Plan Consultant, reviewed the outreach process that has been undertaken to date with the public, the City Council, the commissions, and she noted it also included the involvement of high school students. She clarified that the preferred plan is similar to an executive summary and framework, and that a detailed General Plan will follow. She pointed out that the new General Plan might introduce new areas where residential use could be applied, and clarified that there are no changes being proposed to institutional designations. She outlined new designations, including Belmont Village Mixed Use, Corridor Mixed Use, and new and modified designations in other zoning districts. She outlined the circulation framework, and noted this includes all modes of transportation.

**Kevin Sullivan**, Belmont resident, expressed support process. He cited the need to address open space, including open space owned by the city, and pointed out the need to make these areas available to all users. He suggested addressing resources to improve open space.

**Carole Robinson**, requested clarification regarding how close the preferred plan is to the One Plan Bay Area and the Grand Boulevard Initiative. She expressed concerns regarding traffic impacts from high density mixed-use housing projects.

**Mary Morrissey Parden**, Belmont Chamber of Commerce, noted that the business community has been included in process. She pointed out the need to address economic development, which is not included in the existing General Plan.

**Craig Michaels**, Parks and Recreation Commissioner, provided comments regarding the Parks and Open Space element, and the need to address the Barrett Community Center. He also commented regarding mobility, athletic fields, school fields, Twin Pines Park, water features, Belmont Creek, trail connections, arts, and recreation programs.

**Carly Hunter**, Parks and Recreation Commissioner, expressed the need to address the needs of teens in the community, as well as provide expanded services for youth and seniors.

**Laura Peterhans**, Belmont resident, expressed concerns regarding population growth and its impact on schools. She commented regarding the potential for a school in the HIA (Harbor Industrial Area). She expressed concerns regarding roads and the need to restore trail interconnections.

Planning Commission Chair Kim made recommendations regarding how the public could be more involved in the process of updating the General Plan. He noted that the residential neighborhoods should be preserved, and the update should address the economic development areas, primarily along the El Camino Real. He suggested that measures be put in place to define success, as well as an ability to make corrections in future.

General Plan Consultant Martin explained how floor area is measured for commercial properties. She noted that very few responses from the public expressed support for anything above three

stories. She also explained that the Belmont Village plan can provide specifics regarding height and density.

Planning Commissioner Hurt expressed the need to address the business community, pedestrian and biking circulation in the north quadrant of downtown, the development of a wireless communication plan, public school partnerships, and traffic calming in residential neighborhoods.

Planning Commissioner Goldfarb expressed the need to address unimproved open space and zoning changes in the industrial area. She pointed out that the plan should consider improvements to the Barrett Community Center and Twin Pines Park.

Planning Commissioner Mates pointed out the concerns that have been expressed regarding the desire to maintain existing residential areas, and she noted that the new General Plan is not likely to make many changes in those areas.

Planning Commissioner McCune noted the need to address the desire for more high density housing opportunities.

Councilmember Reed pointed out the community's desire to update the General Plan since the 1990's. He noted the need to provide and manage housing for new regional job production. He expressed support for maintaining residential neighborhoods and to address open space.

Councilmember Stone expressed the need to focus on economic development and finding ways to keep residents in their homes. He expressed a desire to provide for work force housing. He commented regarding expectations for a shuttle system, also regarding the appropriate number of stories on new buildings. He cited the need to improve open space areas and provide protections for the San Juan Canyon.

(At this time, being 8:10 p.m., Commissioner Goldfarb left the dais.)

Councilmember Stone also commented regarding the Barrett Community Center. He pointed out that Ralston and Nesbit Schools were adding second stories to address the growing student population. He noted that Rethink Waste is exploring the use of a single truck for the collection of recycling. He expressed a desire to address east side of El Camino, including the under-utilized Caltrain parking lot.

Councilmember Wright suggested the inclusion of electric vehicle charging stations. She cited the need to address improvements at the Barrett Community Center and to address activities for youth. She expressed a desire to partner with the business community, and would like to explore options for future shuttle service.

Mayor Braunstein commented regarding potential Barrett Community Center improvements, PMI (Pavement Management Index) and public building infrastructure, and the reduction of fire hazards.

He also cited the need to address zoning on Davis Drive.

**ADJOURNMENT at this time, being 8:25**

Terri Cook  
City Clerk

Meeting videotaped

DRAFT